

THE HOMESTEAD TAX CREDIT PROGRAM: SUMMARY FOR FY 2005

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THE HOMESTEAD TAX CREDIT PROGRAM: SUMMARY FOR FY05

A. INTRODUCTION

The Homestead Tax Credit program provides property tax relief to low income households. A total of 249,097 Wisconsin tax filers claimed Homestead Tax Credits amounting to \$125.7 million in FY05. The average credit was \$504.

The amount of the credit is determined by a claimant's household income and property taxes. The maximum credit is \$1,160 for those with household income of no more than \$8,000 and property taxes of \$1,450. The amount of the credit phases out as income surpasses \$8,000 and equals \$0 for those with income over \$24,500. The \$24,500 income ceiling used in the Homestead formula has remained unchanged since fiscal year 2001. The property tax ceiling of \$1,450 and income threshold for the maximum credit of \$8,000 have remained unchanged since 1991 and 1990, respectively.

B. DESCRIPTION OF CREDIT PROGRAM

1. Program Purpose

The purpose of the Homestead Tax Credit is to mitigate the impact of high real estate taxes on low-income households. Established in 1964, the program provides direct property tax relief through a circuit-breaker mechanism.

The underlying principle of a circuit-breaker is that property taxes exceeding a certain percentage of income constitute an overload to the taxpayer and should be offset at least partially with state-funded assistance. Assistance in this case takes the form of a refundable credit that can be applied against state income taxes due or received as a cash rebate. Wisconsin pioneered this method of relating property taxes to income in determining the amount of relief.

2. Eligibility Criteria

The basic requirements for Homestead relief relate to age and income. To qualify for benefits on claims filed in 2005 for property taxes accrued in 2004, a person must own or rent his or her residence, be at least 18 years of age, and have household income of not more than \$24,500.

"Household income" is broadly defined as total cash income, less \$250 for each dependent. It includes taxable income from all sources, such as wages and salaries, interest and dividends, and pension and annuity income. It also includes most nontaxable transfers, such as Social Security, railroad retirement benefits, veterans' pension and disability payments, public assistance, court-ordered support payments, scholarships and fellowships, GI benefits, and other cash amounts. In addition, depreciation claimed for state income tax purposes, excluding long-term capital gains,

contributions to Individual Retirement Accounts (IRAs), and other types of tax-preference income are included in household income.

Additional conditions for Homestead eligibility require that an applicant—

- must have been a legal resident of Wisconsin for the entire calendar year for which the claim is made;
- must not have been claimed as a dependent on another person's federal income tax return during the current tax year;
- must reside in a homestead subject to real estate taxes;
- must not have claimed tax credits under the Farmland Preservation program on property taxes for which relief is also being sought through the Homestead program and
- must not be living in a nursing home and also receiving Title XIX medical assistance.

3. Formula for Determining Benefits

The two most important factors in determining benefits under the Homestead Program are the applicant's income and property taxes. For calendar year 2005 claims, the credit is available to households with income less than \$24,500 and the maximum amount of property taxes recognized by the formula is \$1,450. For renters, 25% of rent is considered to be property taxes if the rent payment does not include heat, 20% of rent is considered to be property taxes if rent includes heat.

Farmers are permitted to claim relief on the portion of their total property taxes attributable to their home plus a maximum of 120 acres of surrounding farmland.

The parameters used to compute the actual credit allowed to a Homestead claimant are as follows:

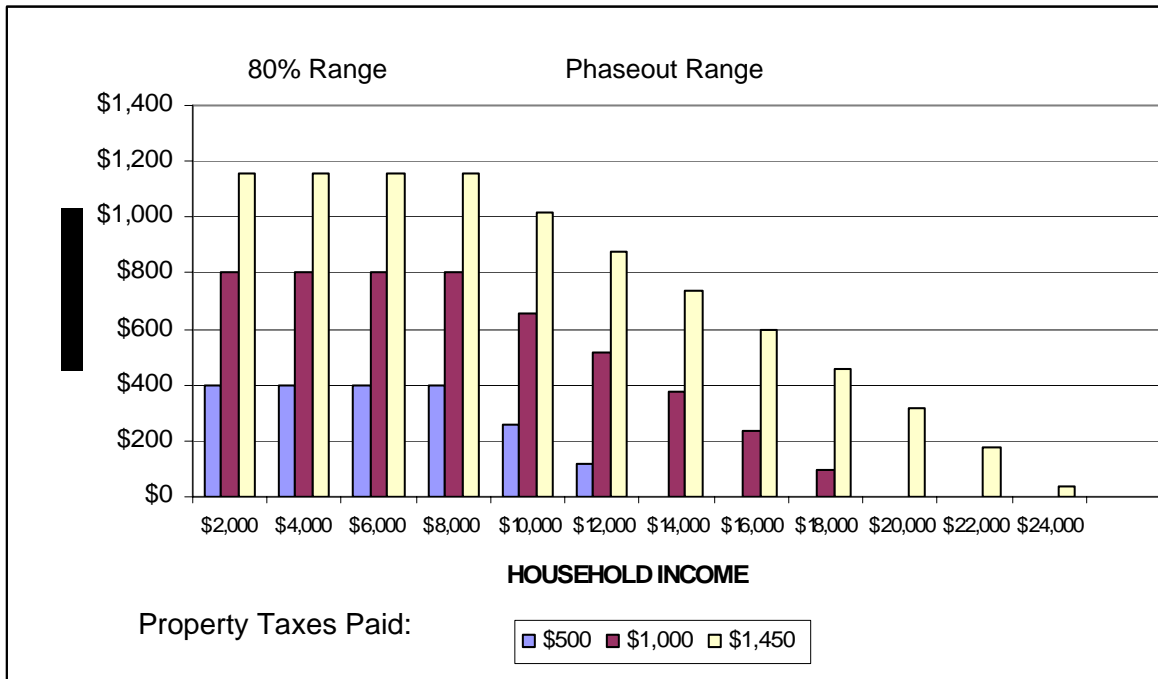
- The property tax ceiling—the maximum amount of property taxes allowed to be claimed toward the credit—is \$1,450.
- The income threshold, the amount of household income at which Homestead benefits begin to phase out, is \$8,000. For persons with income equal to or below the threshold, the credit is 80% of the property tax paid (up to \$1,450).
- For persons with income above \$8,000, the credit is equal to 80% of the amount by which the reported property tax exceeds 8.788% of household income in excess of \$8,000. That is:

$$\text{Credit} = .80 \times [\text{Property Tax} - .08788 \times (\text{Household Income} - \$8,000)].$$

- The maximum credit available is \$1,160 (i.e., 80% x \$1,450).

Chart 1 shows Homestead Credit amounts for selected income and property tax levels.

CHART 1
HOMESTEAD CREDIT AMOUNTS FOR SELECTED
LEVELS OF PROPERTY TAX



C. HISTORY

1. Enactment and Legal Challenges

When first enacted in June 1964, the program provided relief to low-income homeowners or renters aged 65 or older with household incomes of \$3,000 or less. The early Homestead Credit faced legal challenges on the grounds that it violated the uniformity clause of the State Constitution, which requires that property taxes—including property tax relief—be uniform. However, in 1966, the Wisconsin Supreme Court ruled in *Harvey v. Morgan* that the Homestead program was essentially a welfare program rather than property tax relief. The Court's determination was based on the following:

- The statutory language creating the program explicitly stated Homestead was a relief program;
- The relief is available to both renters and homeowners;
- The credit is tied to the characteristics of the individual (e.g., age, income, cost of shelter), not to the characteristics of the property;
- Property owners receiving the relief pay their property tax bill in full, but receive a credit against their income taxes from the state's General Fund; and
- The administration of the law is tied to the income tax system rather than to the property tax system.

2. Growth in Claims and Credits

Initially a small program, providing \$1.8 million in payments to 30,715 claimants in its first year, FY65, Homestead grew quickly to provide \$92.6 million in credits to 318,000 claimants in FY80, as shown in Table 1. The large increase in credits in FY74 occurred when the credit was extended to persons age 18 and older; previously it had been limited to the elderly. Increases in the maximum property tax eligible for relief, and the income threshold and ceiling have also contributed to spurts in the number of claims and the amount of credits.

FY80 remains the year with the highest number of claimants in the history of the program. FY05 was the year with the highest amount of credits paid, \$125.7 million to about 250,000 claimants. While the number of claims and the amount of credits have fluctuated, the average credit has grown more steadily, rising from \$60 in FY65 to \$504 in FY05.

Table 1 shows that growth in Homestead expenditures has been uneven, the result of occasional changes in credit parameters that increase the number and amount of credits, followed by periods of declining claims and credits as inflation erodes the value of the income ceiling.

Major expansion occurred in FY67 (formula changes), FY74 (expansion of the program to include adults under 62 years of age), FY80 (formula changes) and FY01 (formula changes). From FY80 through FY99, the number of Homestead claimants generally declined, primarily because adjustments to the income ceiling did not keep up with the rate of inflation. Since FY00, the number of Homestead credit claimants has increased an average of 8% annually, but it has not yet reached the number of claimants from the early 1980s.

In 2005, a simplified, one page Homestead credit form called Homestead-EZ was introduced. About 30% of tax year 2004 claimants filed the EZ form. People who filed electronically or at VITA (Volunteer Income Tax Assistance) sites used the electronic extended forms even though they could have used the simplified form. If they had filed the EZ form, the usage of the EZ form would have been about 50%.

TABLE 1
WISCONSIN HOMESTEAD TAX CREDITS
FISCAL YEARS 1965 THROUGH 2005

Fiscal Year	Homestead Funding		Claims Allowed		Average Relief	
	Amount	Percent Change	Number	Percent Change	Amount	Percent Change
1965	\$1,829,400		30,715		\$60	
1966	2,090,100	14.3%	33,046	7.6%	63	6.2%
1967	4,201,900	101.0%	58,716	77.7%	72	13.1%
1968	6,141,800	46.2%	66,786	13.7%	92	28.5%
1969	6,129,200	-0.2%	67,401	0.9%	91	-1.1%
1970	7,223,600	17.9%	73,680	9.3%	98	7.8%
1971	6,739,800	-6.7%	70,704	-4.0%	95	-2.8%
1972	10,025,800	48.8%	78,684	11.3%	127	33.7%
1973	9,178,400	-8.5%	80,786	2.7%	114	-10.8%
1974	35,410,800	285.8%	192,921	138.8%	184	61.6%
1975	41,613,700	17.5%	218,312	13.2%	191	3.9%
1976	49,754,500	19.6%	240,966	10.4%	206	8.3%
1977	48,139,000	-3.2%	234,201	-2.8%	206	-0.5%
1978	66,051,700	37.2%	251,374	7.3%	263	27.8%
1979	62,467,900	-5.4%	237,072	-5.7%	264	0.3%
1980	92,577,600	48.2%	318,030	34.1%	291	10.5%
1981	91,937,000	-0.7%	304,065	-4.4%	302	3.9%
1982	90,516,700	-1.5%	281,028	-7.6%	322	6.5%
1983	83,750,174	-7.5%	263,597	-6.2%	318	-1.4%
1984	86,025,528	2.7%	262,177	-0.5%	328	3.3%
1985	105,214,720	22.3%	284,019	8.3%	370	12.9%
1986	102,662,679	-2.4%	272,410	-4.1%	377	1.7%
1987	102,618,681	0.0%	260,632	-4.3%	394	4.5%
1988	103,829,374	1.2%	259,814	-0.3%	400	1.5%
1989	99,449,998	-4.2%	248,414	-4.4%	400	0.2%
1990	106,410,166	7.0%	248,802	0.2%	428	6.8%
1991	112,273,243	5.5%	255,487	2.7%	439	2.7%
1992	105,505,779	-6.0%	248,249	-2.8%	425	-3.3%
1993	104,410,544	-1.0%	237,891	-4.2%	439	3.3%
1994	109,392,680	4.8%	238,708	0.3%	458	4.4%
1995	100,910,660	-7.8%	221,392	-7.3%	456	-0.5%
1996	96,323,808	-4.5%	214,530	-3.1%	450	-1.3%
1997	86,769,052	-9.9%	193,547	-9.8%	448	-0.4%
1998	79,816,730	-8.0%	178,150	-8.0%	448	-0.1%
1999	77,180,545	-3.3%	167,547	-6.0%	461	2.8%
2000	79,956,454	3.6%	173,739	3.7%	460	-0.1%
2001	99,568,850	24.5%	204,516	17.7%	487	5.8%
2002	104,420,000	4.9%	214,101	4.7%	488	0.2%
2003	113,411,348	8.6%	227,871	6.4%	498	2.0%
2004	119,752,255	5.6%	237,814	3.5%	508	2.0%
2005	\$127,227,514	6.2%	252,215	6.1%	\$504	-0.7%

3. Homestead Formula Parameters

Since FY74, the Homestead benefit formula has taken the form:

$$\text{Homestead Credit} = .80 \times [\text{Property Taxes} - (\text{Slope} \times (\text{Income} - \text{Income Threshold}))]$$

In the formula, property taxes may not exceed the property tax ceiling set by statutes—taxes in excess of the property tax ceiling are ignored. Households with incomes below the income threshold receive credits equal to 80% of their property taxes. Households with incomes above the income threshold have their property taxes reduced by the slope times the amount by which their income exceeds the income threshold. The maximum income, above which the Homestead credit is zero, is not explicitly shown in the formula; rather, it is implied by the slope.

Table 2 shows the formula parameters over the life of the Homestead program.

TABLE 2
HOMESTEAD FORMULA PARAMETERS, FY65 – FY05

Fiscal Years	Minimum Age	Maximum Benefit (\$)	Maximum Income (\$)	Property Tax Ceiling (\$)	Relief Rate	Income Threshold (\$)	Maximum Acres
1965-66	65	\$225	\$3,000	\$300	0.75	\$0	1
1967-69	65	225	3,500	300	0.75	500	40
1970-71	65	248	3,700	330	0.75	500	40
1972-73	62*	400	7,000	500	0.75	1,000	40
1974-75	18	400	7,000	500	0.80	3,500	80
1976-77	18	428	7,500	535	0.80	3,750	120
1978-79	18	640	9,300	800	0.80	4,000	120
1980-81	18	800	14,000	1,000	0.80	5,000	120
1982-83	18	800	14,000	1,000	0.80	6,000	120
1984	18	880	15,500	1,100	0.80	7,000	120
1985-86	18	960	16,500	1,200	0.80	7,400	120
1987-89	18	960	16,500	1,200	0.80	7,600	120
1990	18	1,080	18,000**	1,350	0.80	8,000	120
1991-99	18	1,160	19,154	1,450	0.80	8,000	120
2000	18	1,160	20,290	1,450	0.80	8,000	120
2001-05	18	\$1,160	\$24,500	\$1,450	0.80	\$8,000	120

* 60 for disabled.

** Beginning in 1989-90, household income is reduced by \$250 for each dependent so that households with incomes above the formula maximum may remain eligible.

In addition to these changes, the definition of "household income" has been modified over time to take more fully into account the income items that are deducted or excluded from adjusted gross income. For example, depreciation (which is subtracted from income to determine Wisconsin adjusted gross income for income tax purposes) has been added back to determine household income for Homestead purposes since FY82.

Similarly, other minor adjustments have been made to household income items such as contributions to Individual Retirement Accounts (IRAs), Keogh and deferred compensation plans, nontaxable income of American Indians, the housing allowance received by the clergy, value of a resident manager's free or reduced rent, net operating loss carry-forwards, capital loss carry-forwards, and Section 179 expense deductions.

Beginning with claims filed in 1990, household income is reduced by \$250 for each dependent. This change was enacted to recognize the economic burdens faced by larger families.

D. CHARACTERISTICS OF PARTICIPANTS

1. Age

The Homestead program originally was limited to elderly, low-income property taxpayers and renters. In FY74, eligibility was extended to all adults. Table 3 shows the distribution of claimants by age in FY05. As the table shows, persons aged 65 and older are the main beneficiaries of the program; they account for 40% of the claimants and 38% of benefits received.

TABLE 3
WISCONSIN HOMESTEAD CREDIT BY AGE, FY05

Age	Benefits			Average Credit		Claimants		
	Amount	% of Total	Cumulative %	Average Credit	As % of Average	Number	% of Total	Cumulative %
Unknown	\$2,919,078	2%	2%	\$508	101%	5,750	2%	2%
18-25	10,249,542	8	10	460	91	22,260	9	11
26-50	41,763,888	33	43	535	106	78,037	31	42
51-60	17,827,046	14	57	546	108	32,621	13	55
61-65	5,792,902	5	62	499	99	11,605	5	60
65+	47,170,692	38	100	477	94	98,824	40	100
Total	\$125,723,148	100%	100%	\$505	100%	249,097	100%	100%

Note: Detail may not add to totals because of rounding.

Note: Numbers in Table 3 through Table 9 are different from those presented in Table 1 because some returns with incomplete information were excluded when data for these tables were generated.

2. Income Distribution

By design, Homestead provides relief to low-income households. The median household income of all Homestead claimants in FY05 was \$13,057 (half of the claimants earned more and half of claimants learned less). The median income of renters was somewhat lower at \$11,235 while the average income of homeowners was higher at \$15,355. A more detailed distribution of the income of Homestead claimants is presented in Table 4.

TABLE 4
HOMESTEAD CLAIMANTS BY INCOME CLASS, FY05

Household Income	Renters			Owners		
	Count	% of Total	Cumulative %	Count	% of Total	Cumulative %
Less than \$0	231	0.2%	0.2%	938	0.8%	0.8%
\$0 to \$2,500	4,176	3.1%	3.3%	2,926	2.5%	3.3%
\$2,500-\$8,000	27,050	20.2%	23.5%	10,066	8.7%	12.1%
\$8,000-\$15,000	65,019	48.7%	72.2%	41,294	35.8%	47.8%
\$15,000 - \$24,500	37,169	27.8%	100.0%	60,228	52.2%	100.0%
Total	133,645	100.0%	100.0%	115,452	100.0%	100.0%

3. Income Sources

Homestead claimants receive income from a variety of sources. Social Security is the most important income source; consistent with the large number of Homestead claimants who are elderly. Wages and salaries are the second most important source of income, although the average amounts suggest that these earnings are from low-wage jobs, part-time employment, or both.

Table 5 details the sources of income for Homestead claimants. The information in the table is derived from the 2003 Individual Income Tax Model using a stratified sample of approximately 21,615 income tax and Homestead Credit returns filed for tax year 2003 weighted to represent the population of tax filers and Homestead claimants. Because this sample is drawn only every other year, data for 2005 are not yet available.

Over half (64%) of Homestead claimants file income tax returns, though less than 2% of these claimants actually have a net tax liability before the Homestead Credit is applied. For those claimants with tax liability prior to the Homestead credit, the average tax due was \$170. Since the Homestead credit averages about \$500, the vast majority of Homestead claimants receive a refund check.

TABLE 5
SOURCES OF HOUSEHOLD INCOME FOR HOMESTEAD FILERS, 2003

	Filers with Tax Returns			Filers without Tax Returns			All Filers		
	Amount (\$)	% of Total	# of Returns	Amount (\$)	% of Total	# of Returns	Amount (\$)	% of Total	Avg. Amt.
TAXABLE SOURCES									
Wages	\$942,245,718	50.7%	85,596	N/A	N/A	N/A	N/A	N/A	N/A
Interest and Dividends	84,262,258	4.5	70,062	N/A	N/A	N/A	N/A	N/A	N/A
Subtotal	1,026,507,976	55.3	125,784	\$47,696,478	5.4%	34,854	\$1,074,204,454	39.3%	\$6,687
Farm Income	-55,123,472	-3.0	4,555	0	0	0	-55,123,472	0	5,448
Business Income	63,887,288	3.4	20,542	0	0	0	63,887,288	0	17,693
Other Taxable	31,800,095	1.7	80,940	11,708,280	1.3	5,328	43,508,375	1.6	504
Total Taxable	1,067,071,887	57.5	135,108	59,404,758	6.8	40,182	1,150,223,782	42.1	6,562
NONTAXABLE SOURCES									
Social Security	572,924,875	30.8	54,504	733,734,198	83.6	72,594	1,306,659,073	47.8	10,281
Rail Road Retirement	6,806,964	0.4	1,665	14,833,818	1.7	1,554	21,640,782	0.8	6,723
Unemployment Comp.	46,254,759	2.5	12,879	5,328,222	0.6	888	51,582,981	1.9	3,747
Pensions	20,073,144	1.1	5,553	51,937,122	5.9	20,868	72,010,266	2.6	2,725
Public Assistance	2,995,446	0.2	888	1,118,658	0.1	666	4,114,104	0.2	2,647
Other Nontaxable	162,229,656	8.7	49,526	13,574,634	1.5	4,884	175,804,290	6.4	3,231
Total Nontaxable	804,477,880	43.3	97,034	820,526,652	93.5	75,480	1,610,170,714	58.9	9,334
DEPENDENT DEDUCTION									
	14,324,750	0.8	31,869	2,664,000	0.3	5,328	16,988,750	0.6	457
TOTAL INCOME	\$1,857,225,017	100.0%	137,439	\$877,267,410	100.0%	77,256	\$2,734,492,427	100.0%	\$12,737

Source: 2003 Wisconsin Individual Income Tax Model.

4. Dependents

Beginning with claims filed in 1990, the Homestead formula reduces household income by \$250 for each dependent in a household. For households with income in excess of \$8,000, this provision increases the credit by about \$22 per dependent. Homestead claimants reported a total of 87,634 dependents in FY05. Tables 6.1 and 6.2 show the distribution of dependents by income class, housing status, and age group.

TABLE 6.1
HOMESTEAD DEPENDENTS BY INCOME CLASS, FY05

Household Income	Renters		Owners		Total	
	Count	% of Total	Count	% of Total	Count	% of Total
Less than \$0	143	0.3%	596	1.9%	739	0.8%
\$0 to \$2,500	1,581	2.8	1,055	3.4	2,636	3.0
\$2,500-\$8,000	10,047	17.8	3,359	10.8	13,406	15.3
\$8,000-\$15,000	24,448	43.2	9,465	30.4	33,913	38.7
\$15,000 - \$24,500	20,311	35.9	16,629	53.5	36,940	42.2
Total	56,530	100.0%	31,104	100.0%	87,634	100.0%

TABLE 6.2
HOMESTEAD DEPENDENTS BY AGE GROUP, FY05

Age of Claimants	Renters		Owners		Total	
	Count	% of Total	Count	% of Total	Count	% of Total
Unknown	1,323	2.3%	503	1.6%	1,826	2.1%
18-25	9,791	17.3	827	2.7	10,618	12.1
26-50	41,314	73.1	23,713	76.2	65,027	74.2
51-60	3,034	5.4	4,341	14.0	7,375	8.4
61-65	394	0.7	542	1.7	936	1.1
65+	674	1.2	1,178	3.8	1,852	2.1
Total	56,530	100.0%	31,104	100.0%	87,634	100.0%

5. Total Benefits Received

In FY05, total Homestead benefits were \$125.7 million, of which \$63.0 million (or 50.1%) went to homeowners and \$62.7 million (or 49.9%) went to renters. Table 7 shows the distribution of benefits between homeowners and renters by income class.

At income levels between \$0 and \$8,000, total benefits paid to renters are larger than benefits paid to homeowners. This occurs because at these income levels, the larger number of claims by renters (see Table 4) offsets lower average benefits per claim. At higher income levels, most of the benefits are paid to homeowners.

TABLE 7
HOMESTEAD BENEFITS BY INCOME CLASS, FY05

Household Income	Renters			Owners		
	Amount	% of Total	Cumulative %	Amount	% of Total	Cumulative %
Less than \$0	\$199,040	0.3%	0.3%	\$1,003,468	1.6%	1.6%
\$0 to \$2,500	2,838,014	4.5	4.8	2,869,200	4.6	6.1
\$2,500-\$8,000	16,628,690	26.5	31.4	9,226,744	14.6	20.8
\$8,000-\$15,000	32,301,528	51.5	82.9	30,614,312	48.6	69.4
\$15,000 - \$24,500	10,734,434	17.1	100.0	19,307,718	30.6	100.0
Total	\$62,701,706	100.0%	100.0%	\$63,021,442	100.0%	100.0%

6. Average Benefits

The average Homestead claim in FY05 was \$504. The average for homeowners was \$546, while for renters, the average was lower at \$469. In general, benefits fall as income rises.

Table 8 shows average Homestead benefits and average property taxes, or property tax equivalent, for homeowners and renters by income class, as well as the percent of property tax relieved by the Homestead credit.

TABLE 8
AVERAGE HOMESTEAD CREDIT AMOUNT AND PROPERTY TAXES BY INCOME CLASS, FY05

Household Income	Renters			Owners			Total		
	Property Tax Paid	Credit	% Relief	Property Tax Paid	Credit	% Relief	Property Tax Paid	Credit	% Relief
Less than \$0	\$1,277	\$862	68%	\$2,962	\$1,070	36%	\$2,629	\$1,029	39%
\$0 to \$2,500	911	680	75	2,057	981	48	1,383	804	58
\$2,500-\$8,000	805	615	76	1,650	917	56	1,034	697	67
\$8,000-\$15,000	950	497	52	1,815	741	41	1,286	592	46
\$15,000 - \$24,500	1,485	289	19	2,276	321	14	1,974	308	16
Average	\$1,068	\$469	44%	\$2,056	\$546	27%	\$1,526	\$504	33%

7. Geographic Distribution by County

Table 9 shows the distribution of Homestead claimants and average benefits across counties. As indicated in the table, average benefits show little variation across counties. The number of claimants in each county is roughly proportional to that county's population, averaging about 11.3% of households¹. Graph 1 shows the distribution of Homestead credit by county; that largely reflects the distribution of the state's population. Graph 2 shows the distribution of household participation rate. Program participation is generally higher in the northern and central counties, where incomes are somewhat lower than in the rest of the state.

TABLE 9
WISCONSIN HOMESTEAD CREDIT BY COUNTY, FY05

County	Claimants		Benefits		Average Credit	
	Number	% of Total	Number	% of Total	Number	% of Total
ADAMS	1,131	0.45%	530,784.00	0.42%	\$469	93%
ASHLAND	993	0.40	439,436.00	0.35	443	88
BARRON	2,638	1.06	1,299,752.00	1.03	493	98
BAYFIELD	734	0.29	349,672.00	0.28	476	94
BROWN	9,703	3.90	4,738,462.00	3.77	488	97
BUFFALO	739	0.30	368,438.00	0.29	499	99
BURNETT	727	0.29	353,722.00	0.28	487	96
CALUMET	1,327	0.53	639,276.00	0.51	482	95
CHIPPEWA	2,993	1.20	1,446,520.00	1.15	483	96
CLARK	2,014	0.81	1,033,552.00	0.82	513	102
COLUMBIA	2,003	0.80	1,028,018.00	0.82	513	102
CRAWFORD	1,002	0.40	492,156.00	0.39	491	97
DANE	16,421	6.59	8,535,878.00	6.79	520	103
DODGE	3,202	1.29	1,586,786.00	1.26	496	98
DOOR	1,324	0.53	675,804.00	0.54	510	101
DOUGLAS	2,323	0.93	1,064,750.00	0.85	458	91
DUNN	1,635	0.66	834,062.00	0.66	510	101
EAU CLAIRE	4,992	2.00	2,416,364.00	1.92	484	96
FLORENCE	279	0.11	123,112.00	0.10	441	87
FOND DU LAC	4,164	1.67	1,901,728.00	1.51	457	90
FOREST	492	0.20	229,148.00	0.18	466	92
GRANT	2,119	0.85	990,856.00	0.79	468	93
GREEN	1,621	0.65	799,926.00	0.64	493	98
GREEN LAKE	1,038	0.42%	520,288.00	0.41%	\$501	99%

¹ Number of households is based on population and household estimates from the Department of Administration (2004/05).

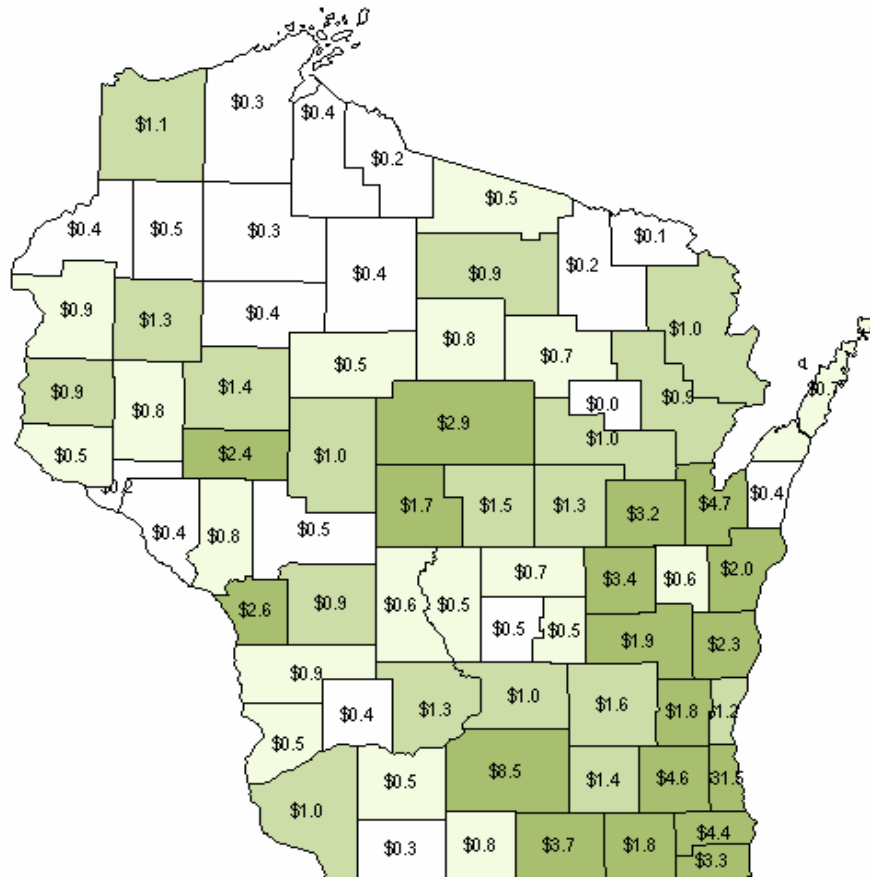
TABLE 9
WISCONSIN HOMESTEAD CREDIT BY COUNTY, FY05 (Cont.)

County	Claimants		Benefits		Average Credit	
	Number	% of Total	Number	% of Total	Number	% of Total
IOWA	961	0.39%	\$491,690.00	0.39%	\$512	101%
IRON	461	0.19	190,756.00	0.15	414	82
JACKSON	1,017	0.41	486,100.00	0.39	478	95
JEFFERSON	3,005	1.21	1,432,088.00	1.14	477	94
JUNEAU	1,347	0.54	634,244.00	0.50	471	93
KENOSHA	6,238	2.50	3,282,224.00	2.61	526	104
KEWAUNEE	831	0.33	414,496.00	0.33	499	99
LA CROSSE	5,507	2.21	2,630,312.00	2.09	478	95
LAFAYETTE	701	0.28	343,252.00	0.27	490	97
LANGLADE	1,439	0.58	667,810.00	0.53	464	92
LINCOLN	1,561	0.63	756,298.00	0.60	484	96
MANITOWOC	4,300	1.73	2,048,990.00	1.63	477	94
MARATHON	5,684	2.28	2,900,602.00	2.31	510	101
MARINETTE	2,165	0.87	962,490.00	0.77	445	88
MARQUETTE	912	0.37	467,582.00	0.37	513	102
MILWAUKEE	58,326	23.41	31,533,034.00	25.08	541	107
MONROE	1,902	0.76	931,292.00	0.74	490	97
OCONTO	1,837	0.74	929,936.00	0.74	506	100
ONEIDA	1,973	0.79	926,270.00	0.74	469	93
OUTAGAMIE	6,465	2.60	3,178,244.00	2.53	492	97
OZAUKEE	2,236	0.90	1,161,548.00	0.92	519	103
PEPIN	435	0.17	223,616.00	0.18	514	102
PIERCE	1,044	0.42	544,706.00	0.43	522	103
POLK	1,828	0.73	920,338.00	0.73	503	100
PORTAGE	2,944	1.18	1,485,526.00	1.18	505	100
PRICE	879	0.35	424,146.00	0.34	483	96
RACINE	8,325	3.34	4,367,948.00	3.47	525	104
RICHLAND	934	0.37	444,272.00	0.35	476	94
ROCK	7,370	2.96	3,691,206.00	2.94	501	99
RUSK	889	0.36	413,824.00	0.33	465	92
ST CROIX	1,807	0.73	932,614.00	0.74	516	102
SAUK	2,575	1.03	1,266,344.00	1.01	492	97
SAWYER	730	0.29	329,618.00	0.26	452	89
SHAWANO	2,136	0.86	1,032,010.00	0.82	483	96
SHEBOYGAN	4,864	1.95	2,324,426.00	1.85	478	95
TAYLOR	1,061	0.43	541,324.00	0.43	510	101
TREMPEALEAU	1,440	0.58	767,576.00	0.61	533	106
VERNON	1,806	0.73	921,076.00	0.73	510	101
VILAS	1,153	0.46%	\$526,374.00	0.42%	\$457	90%

TABLE 9
WISCONSIN HOMESTEAD CREDIT BY COUNTY, FY05 (Cont.)

County	Claimants		Benefits		Average Credit	
	Number	% of Total	Number	% of Total	Number	% of Total
WALWORTH	3,432	1.38%	1,833,554.00	1.46%	\$534	106%
WASHBURN	978	0.39	468,856.00	0.37	479	95
WASHINGTON	3,697	1.48	1,782,318.00	1.42	482	96
WAUKESHA	9,418	3.78	4,584,126.00	3.65	487	96
WAUPACA	2,686	1.08	1,338,504.00	1.06	498	99
WAUSHARA	1,295	0.52	666,206.00	0.53	514	102
WINNEBAGO	6,919	2.78	3,375,378.00	2.68	488	97
WOOD	3,837	1.54	1,691,352.00	1.35	441	87
MENOMINEE	27	0.01%	11,804.00	0.01%	\$437	87%
STATE TOTAL	249,097	100.00%	125,723,148.00	100.00%	\$505	100%

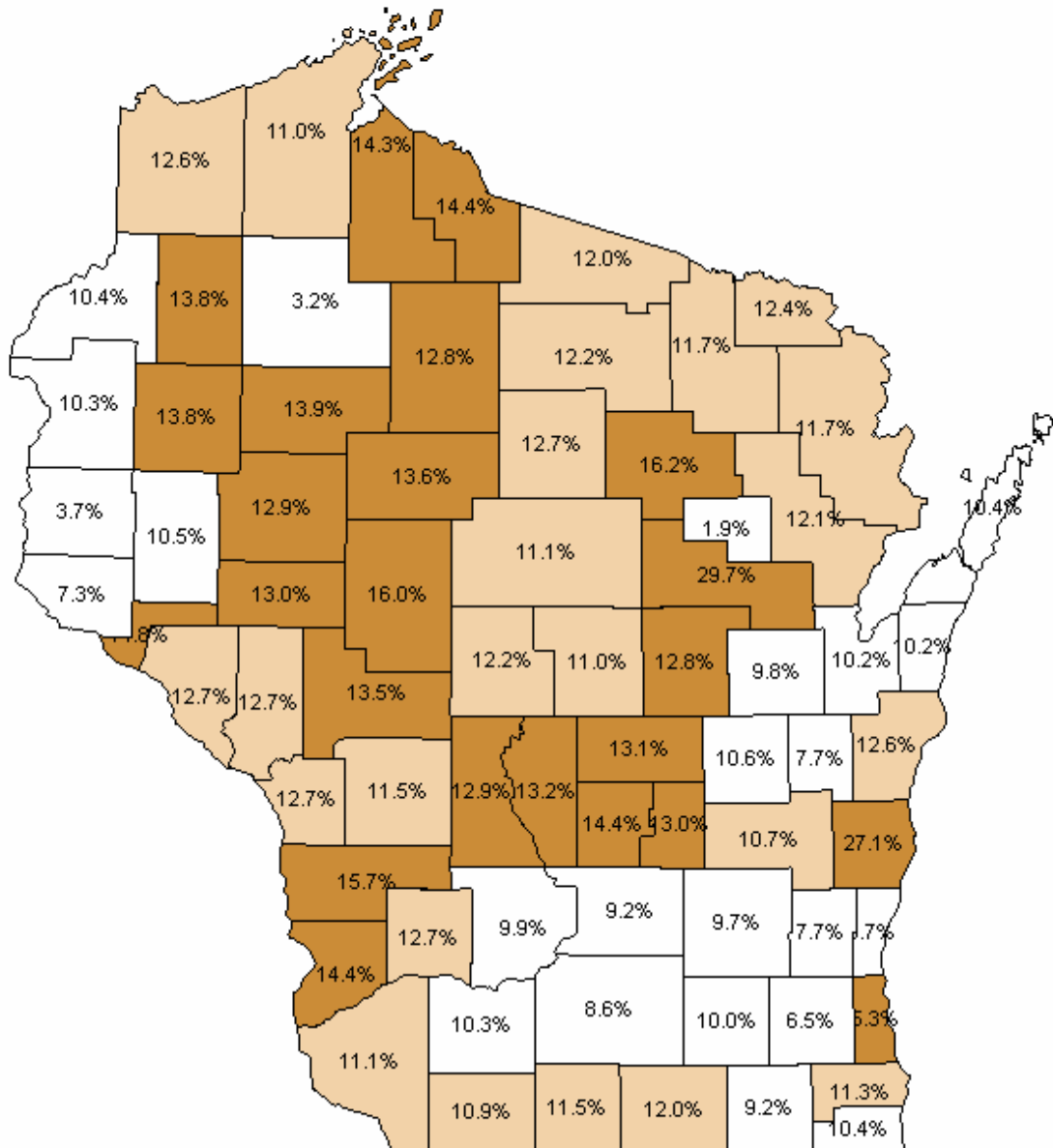
GRAPH 1
HOMESTEAD BENEFITS BY COUNTY, FY05



Homestead Credit Amount (in \$millions)

	\$0.0 - \$0.5
	\$0.5 - \$0.9
	\$0.9 - \$1.6
	\$1.7 - \$31.5

GRAPH 2
HOUSEHOLD PARTICIPATION RATE BY COUNTY, FY05



Participation Rate 1.9% - 10.6% 10.7% - 12.7% 12.8% - 29.7%